



31 Alyxia Drive Glen Iris, WA

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### Potential plus

Sold by Openn Negotiation

Price: Sold by Team Miller Triplett

Conveniently located in Vittoria Heights and within minutes of the Farmers Market and CBD, this 4-bedroom 3-bathroom home could be just the property you have been looking for.

**Council Rates:** \$2,393.00/year (approx)

**Water Rates:** \$1,169.00/year (approx)

Currently set out to accommodate a B & B or short-term accommodation, this home has many opportunities. Whether it's communal living with aged family members, having visitors from overseas stay for extended periods of time or just wanting to make some extra cash by renting out the spare rooms, the possibilities are endless.

Relish in the sunshine outside under the alfresco area complete with caf-style roller bli

For more details please visit :  
<https://www.summitbunbury.com.au/4957439>



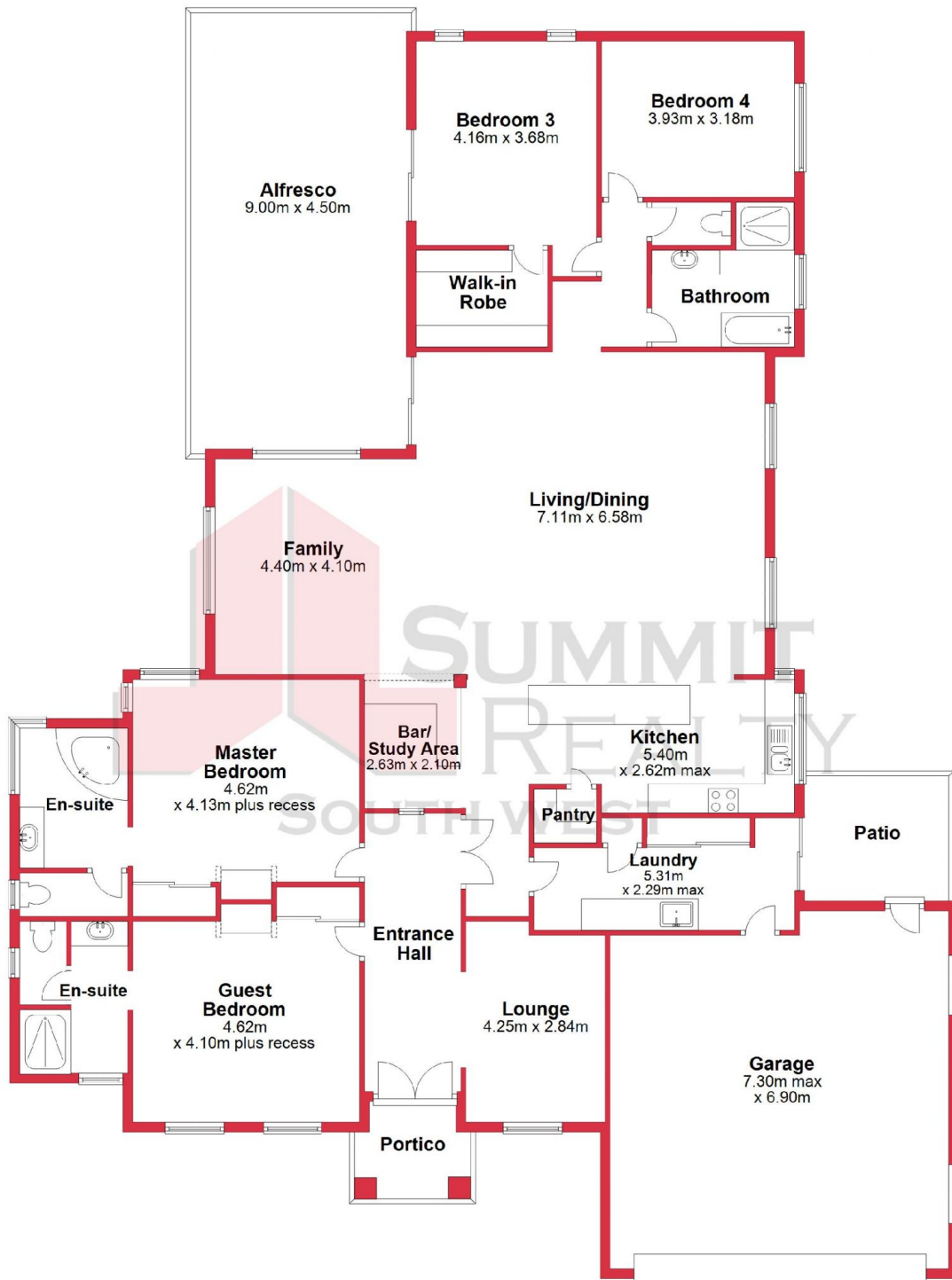
**Lorraine Grassie**



**Adrian Triplett**

0419 971 888

## Ground Floor



This plan has been prepared for marketing purposes only. Whilst every care is taken in the production of this plan, measurements, angles and positioning of doors/windows may not be accurate. Interested parties are strongly advised to undertake their own checks when establishing the suitability for furniture etc. Not To Scale.  
Plan produced using PlanUp.

**31 Alyxia Drive, Victoria Heights**

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**Glen Iris, WA**

